

**NOTICE OF INTENTION  
LAKE SAMMAMISH STATE PARK  
ANNEXATION TO THE CITY OF ISSAQUAH**

**Filed September 5, 2014**

**Contact:** Trish Heinonen, A.I.C.P.  
City of Issaquah Development Services Department  
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**I. BACKGROUND**

**A. Description of the proposed annexation and reason for proposing the annexation**

As required by Chapter 36.93 of the Revised Code of Washington (RCW) and the Notice of Intention procedures promulgated by the Boundary Review Board, the City of Issaquah hereby submits this Notice of Intention to Annex the Lake Sammamish State Park to the City of Issaquah. This area is an unincorporated island within the City, five parcels of approximately 380 acres) owned by Washington State Parks. These parcels include the beach, picnic area and boat launch. One of the four parcels proposed to be annexed is split by the City limits. The area within the City limits, known as Hans Jensen youth group camping area is adjacent to the east of the proposed annexation area, and currently zoned *Community Facilities – Facilities*.

The adjacent parcel to the west within the City limits, also owned by Washington State Parks, includes sports fields and a parking area and is currently zoned *Community Facilities – Recreation*.

The background/history of events leading to this Notice of Intent to the Boundary Review Board is summarized in **Exhibit 1: Summary of Activities and Events**.

**B. Notice of Action of Intent to Annex**

On September 2, 2014 the Issaquah City Council voted to proceed with the annexation approval process by adopting a Resolution to proceed with the annexation. A copy of the Notice of Action is included as **Exhibit 2**. The resolution/ordinance accepting the proposal as officially passed by the City Council will not occur until after the Boundary Review Board approves this annexation proposal.

**C. Certification of any petitions for municipal annexation, as required by state law (RCW 35A.01.040 (4)).**

Not Applicable. Since this property is owned by Washington State Parks and Recreation Commission, the Director of the Washington State Parks and Recreation Commission is authorized to sign agreements involving property for the purpose of improving recreational, natural, historical, or cultural resources. The Director is given the authority and responsibility for managing the agency and carrying out its policies and for working out the methods and procedures of putting the policies into effect. On April 9, 2014, the Director submitted a Petition to Annex the State Park to the City of Issaquah (**Exhibit 3: Petition to Annex**).

**D. Boundary Review Board Jurisdiction**

In submitting this Notice of Intention, the City of Issaquah is **not** asking that the Boundary Review Board invoke jurisdiction.

## **E. Information Not Applicable to Proposed Annexation**

The following application material is **not applicable** to this proposed annexation and is **not included** in this Notice of Intention:

1. A copy of the State Environmental Policy Act (SEPA) Determination and current SEPA checklist with adequate explanations to answers, including Section D, Government Non-project Actions, when applicable, or Environmental Impact Statement (EIS) if prepared. SEPA review is not required for annexations.

## **F. Legal Description**

The legal description for the area to be annexed is attached as **Exhibit 4**. This legal description was provided to the King County Traffic and Engineering Services Section, Survey Unit, Vacations and Boundaries Engineers for review and approval in advance of this Notice of Intention.

## **G. Maps:**

1. Two King County Assessor's maps, which are oversized, are included with this Notice of Intention (only in two of the seven BRB packages). The Assessor maps show the boundary of the area to be annexed. **Exhibit 8** is the index of Assessor maps.

2. Vicinity map(s) no larger than 8 1/2 x 11 inches displaying:

The boundary of the area involved in the proposal.

See **Exhibit 5**: Lake Sammamish State Park, Service Boundary and Fire Stations Map.

3. The entity corporate limits in relationship to the proposal.

Major physical features such as bodies of water, major streets and highways.

The boundaries of all cities or special purpose districts (to include, if applicable, any water, sewer, fire, school, hospital or library district) having jurisdiction in or near the proposal. Include all utility districts whose comprehensive plans include all or any part of the proposal, even if only in a planning area.

See **Exhibit 5**: Lake Sammamish State Park, Service Boundary and Fire Stations Map.

4. Surrounding streets must be clearly identified and labeled.

See **Exhibit 5**: Lake Sammamish State Park, Service Boundary and Fire Stations Map.

5. County and municipal urban growth area boundaries established or proposed under the Growth Management Act (GMA).

See **Exhibit 5**: Lake Sammamish State Park, Service Boundary and Fire Stations Map. Note, since this property is an island within the City Limits, it is also within the Urban Growth Area.

6. If a boundary service agreement has been formalized between two or more jurisdictions, that service line should be shown with the appropriate entity noted in each service area.

See **Exhibit 5**: Lake Sammamish State Park, Service Boundary and Fire Stations Map.

7. Tax lot(s) that will be divided by the proposed boundaries should be shown on an attached detailed map.

Not applicable. This proposed annexation actually changes parcel 162406-9010 (boat launch and Hans Jensen) from being split by City limits to becoming totally within the City limits.

8. A map of the current corporate limits of the filing entity upon which the proposal has been delineated.

See **Exhibit 7**: City of Issaquah Potential Annexation Areas Map.

## II. EVALUATION CRITERIA

### A. Overview

This annexation proposal comprises an unincorporated island within the City of approximately 380 acres. These five parcels comprise Lake Sammamish State Park, owned by Washington State Parks, and include the beach, picnic area and boat launch. One of the five parcels proposed to be annexed is split by the City limits. The area within the City limits, known as Hans Jensen youth group camping area is adjacent to the east of the proposed annexation area, and currently zoned *Community Facilities – Facilities*. The adjacent parcel to the west within the City limits, also owned by Washington State Parks, includes sports fields and a parking area and is currently zoned *Community Facilities – Recreation*.

The City of Issaquah has prepared the following summary of factors that must be considered by the Boundary Review Board in accordance with RCW 36.93.170.

1. Population

Not applicable

2. Territory of annexation in acres

It is estimated that the annexation area contains approximately 380 acres. The acreage for the proposed annexation area was calculated using the area of the five parcels from the City's parcel GIS layer.

The parcels were originally created by a consultant to the City using the relevant plats, deeds, and other documents and is currently maintained by City staff. The shoreline of Lake Sammamish was derived from imagery available at the time those parcels were created in the City GIS and may differ slightly from parcels created by other agencies depending upon the sources used by those agencies for representing the shoreline.

Area Description	Lake Sammamish State Park		
	Parcel #	Acreage to annex	Acreage in city limits
Park Entrance Area, Sunset Beach - 56 <sup>th</sup> Street	202406-9002	177.32	
Shoreline north of Sunset Beach	172406-9005	56.04	
Soccer field/parking area east of Park Entrance	212406-9007	78.62	
Boat launch/Hans Jensen	162406-9010	66.69	77.30
Drainage Ditch #4	202406UNKN	0.22	1.61
Total		378.89	

Source: KC iMap, 2014

3. Population density

Not applicable

4. Assessed valuation

Based upon the 2013 King County Assessor's data (KC iMap) the *appraised total value* of the annexation area is \$193,886,993.

**B. Land Use**

1. Existing Land Use

The Lake Sammamish State Park is an unincorporated island within the City comprised of five parcels which include the beach, picnic area and boat launch. One of the five parcels proposed to be annexed is split by the City limits. The area within the City limits, known as Hans Jensen youth group camping area is adjacent to the east of the proposed annexation area, and currently zoned *Community Facilities – Facilities*.

The adjacent parcel to the west within the City limits, also owned by Washington State Parks, includes sports fields and a parking area and is currently zoned *Community Facilities – Recreation*.

**Land uses in the surrounding area include:**

- a) NORTH: Lake Sammamish; and three lake front parcels zoned *Single Family-Suburban* (4.5 du/acre);
- b) EAST: Washington State Parks Hans Jensen youth group camping area; residential area zoned *Single Family-Suburban* (4.5 du/acre); and office park including the King County Courthouse zoned *Mixed Use*;
- c) WEST: Washington State Parks, recreation area includes sports fields and a parking area currently zoned *Community Facilities – Recreation*; and City of Issaquah recreation area; and
- d) SOUTH: Commercial uses including office and retail zoned *Urban Core*.

2. Proposed Land Use

Upon annexation, this parcel would be zoned *Community Facilities – Facilities*, consistent with the existing uses on the site, including the beach front concession stand, restrooms, picnic area with shelters, parking areas and boat launch.

The purpose of the *Community Facilities* zoning district is *to provide for public benefit uses on publicly owned property* (Issaquah Municipal Code 18.06.090 Community Facilities).

**C. State Growth Management Act**

1. Conformance with the Growth Management Act (GMA)

The proposed annexation is in compliance with the GMA. Specifically, it is consistent with:

- RCW 36.70.020 (12), calling for public services to be consistent with provision of the GMA (e.g., RCW 36.70.A.210.3.b calling for policies that promote contiguous and orderly development and provision of urban services to such development).

2. King County Comprehensive Plan/Ordinances<sup>1</sup>

**U-201:** In order to meet the Growth Management Act and the regionally adopted Countywide Planning Policies goal of becoming a regional service provider for all county residents and a local service provider in the Rural Area, King County shall encourage annexation of the remaining urban unincorporated area. The county may also act as a contract service provider where mutually beneficial.

<sup>1</sup> Referenced policies from the King County Comprehensive Plan adopted December 2012

**U-202:** To help create an environment that is supportive of annexations, King County shall work with cities and with Unincorporated Area Councils, neighborhood groups, local business organizations, public service providers and other stakeholders on annexation-related activities. King County will also seek changes at the state level that would facilitate annexation of urban unincorporated areas.

**U-204:** King County shall support annexation proposals that are consistent with the Countywide Planning Policies and the Washington State Growth Management Act, when the area proposed for annexation is wholly within the annexing city's officially adopted PAA, and when the area is not part of a contested area.

3. Relationship to County planning under the Growth Management Act

The proposed annexation is in compliance with King County Comprehensive Plan policies that call for contiguous and orderly growth. The annexation supports the County policy to rely primarily upon cities and special purpose districts as the providers of local facilities and services appropriate to serve those local needs, except where the county is the local service provider.

4. King County Comprehensive Plan policies specifically supporting the proposed annexation

King County and its cities have adopted Countywide Planning Policies in accordance RCW 36.70A.210. Several of these policies provide direction supporting this proposal.

**Chapter - Development Patterns (DP):**

**DP-23** Facilitate the annexation of unincorporated areas with the in the Urban Growth Area that are already urbanized and are within a city's Potential Annexation Areas in order to provide urban services to those areas. Annexation is preferred over incorporation.

**DP-24** Allow cities to annex territory only within their designated Potential Annexation Area.

**DP-27** Evaluate proposals to annex unincorporated land based on the following criteria:

- i. Conformance with Countywide Plan Policies;
- ii. The ability of the annexing jurisdiction to provide urban services at standards equal to or better than the current service providers; and
- iii. Annexation in a manner that will avoid creating unincorporated islands of development.

**Chapter - Public Facilities and Services (PF):**

**PF-2** Coordinate among jurisdictions and service providers to provide reliable and cost effective services to the public.

**PF-3** Cities are the appropriate providers of services to the Urban Growth Area, either directly or by contract.

5. Comprehensive Plan Designations:

The King County 2012 Comprehensive Plan Update map *Potential Annexation Areas 2012*, designates this parcel as a park, and shows that the parcels are an unincorporated island surrounded by the City of Issaquah. It is the City of Issaquah's practice to use the Land Use Designation of *Community Facilities* for a publicly owned park. The purpose of this Land Use Designation is *to provide for public benefit uses on publicly owned property* (Issaquah Municipal Code 18.06.090 Community Facilities) In keeping with this practice, this parcel would receive the Land Use Designation of *Community Facilities*.

6. Zoning Designations:

This parcel is zoned R-4, four units per acre. See **Exhibit 6:** Map of Existing Zoning Designations.

It is the City of Issaquah's practice to use the Land Use Zoning District of *Community Facilities* for a publically owned park. The purpose of this zoning district is *to provide for public benefit uses on publicly owned property* (Issaquah Municipal Code 18.06.090 Community Facilities) In keeping with this practice, this parcel would be zoned *Community Facilities – Facilities*.

7. Proposed City regulations for the protection of sensitive areas, preservation of agricultural or other resource lands, preservation of landmarks or landmark districts, or surface water control

The City's Critical Areas Regulations provide protections of environmentally sensitive areas including wetlands, lakes, streams, steep slopes, and aquifer recharge areas. The regulations and standards are intended to protect natural habitat areas and resources; to protect the public and facilities from natural hazards due to flooding, landslides, erosion; and to prevent cumulative environmental impacts to water quality and water availability. The Critical Areas Regulations also provide flexibility to address site-specific issues and to balance environmental regulations with the use of private properties.

There are no known Landmarks, Landmark Sites or Districts within the annexation area.

Issaquah has adopted the 2009 edition of the King County Surface Water Design Manual for surface water control, consistent with existing King County regulations.

The Issaquah Creek Basin and Nonpoint Action Plan was completed in September 1994 by the King County in coordination with the City of Issaquah. The City of Issaquah adopted a Water Resource Action Plan (Resolution 95-12) that combines and coordinates the management of Issaquah's water resources and includes the Issaquah Creek Basin Nonpoint Action Plan.

**D. Jurisdictional Comprehensive Plan/Franchise**

1. Issaquah's planning under the Growth Management Act in relationship to the proposed annexation

The City of Issaquah's GMA Comprehensive Plan (adopted April 1995, and as amended) identifies this area as an unincorporated island. See **Exhibit 7:** Map of City of Issaquah Potential Annexation Areas.

2. Potential Annexation Area (PAA) and PAA agreements with neighboring cities

Not Applicable. This parcel is an unincorporated island within the City limits.

3. Approval of Issaquah's Comprehensive Plan and compliance with State and County Requirements

The City of Issaquah's GMA Comprehensive Plan (adopted April 1995, and as amended) identifies this area as an unincorporated island. See **Exhibit 7:** Map of City of Issaquah Potential Annexation Areas.

4. Consistency of the proposed annexation with Issaquah's adopted Comprehensive Plan

The City of Issaquah's GMA Comprehensive Plan identifies this area as an unincorporated island. No amendment will be required.

5. Franchise requirements to provide service to this area

No franchise is required to provide service to this area. The State will have adequate staffing for police services so the City of Issaquah will not need to provide additional police resources to the annexation area. Water and sewer service to the annexation area is presently served

by the City of Issaquah and Sammamish Plateau Water and Sewer District. Eastside Fire and Rescue currently serves the area, and that service will continue after annexation as well.

Garbage and recycling collection in the proposed annexation area is within the service territory of Republic Services (formerly Allied Waste). The City will make arrangements with Republic Services and contract for handling of collection services following annexation.

6. Interlocal Agreements

There are no Interlocal Agreements with other jurisdictions or the City of Issaquah.

The City and Washington State Parks and Recreation Commission signed a Memorandum of Understanding in 2012 (See **Exhibit 9**: Memorandum of Understanding - 2012), formalizing the cooperative relationship and committing staff resources towards improving the park. In July 2013, State Parks and the City staff released a joint "Request for Concept Proposals" to solicit proposals for potential development partnerships with the private sector (See **Exhibit 10**: Request for Concept Proposals).

The City and Washington State Parks and Recreation Commission are currently working on a Memorandum of Understanding to clarify specific functions and services. Issaquah City Council began reviewing the Memorandum of Understanding at their September 2, 2014 meeting (See **Exhibit 11**: Agenda Bill 6885 Memorandum of Understanding). Action by City Council is anticipated on September 15, 2014.

7. Pre-Annexation Zoning Agreement

The City Council has not approved any pre-annexation zoning agreements for this annexation.

8. Proposed land use designation and adoption of zoning regulations

Although the area is an unincorporated island within the City of Issaquah, the Comprehensive Plan does not apply land use designations to PAAs. If the annexation is approved, the City's Comprehensive Plan, including the Land Use Designation Map, will be updated as part of Issaquah's 2015 annual Comprehensive Plan amendments to reflect the annexation and the most comparable land use designations. This action is consistent with City Comprehensive Plan Policy L-6.2.

*Amendments to the Land Use Designation Map or the Comprehensive Plan shall be considered by the City Council once a year. The annual amendment shall also include the update of the Land Use Designation Map and related information for any annexations which have occurred the previous year. (L-6.2).*

The annexation proposal includes applying the City's comparable zoning to the existing King County zoning, as established in the Issaquah Municipal Code 18.06.

**E. Revenues/Expenditures Planning Data**

1. Estimated City Expenditures:

Fire: No additional payment of Eastside Fire & Rescue annual costs

Police: Additional annual shoreline patrol service is estimated as \$10,000.

Note: Total contracted shoreline patrol service through King County Sheriff's Office is estimated to total \$28,000 after annexation. Issaquah's current budget for shoreline patrol service is \$18,000. Source: **Exhibit 11**: AB 6885 Memorandum of Understanding

2. One Time Start-Up Costs of Annexation:

None



## Estimated City Revenues

### a) Stormwater fees (annual fee estimate)

Parcel PIN	Approximate Impervious Areas (sq ft)	Approximate Annual Stormwater Fee*
1624069010	15,1675	\$ 12,814
1724069005	1,757	\$ 84
2024069002	527,794	\$ 44,588
2024069007	0	\$ 84
<b>Total</b>	<b>681,227</b>	<b>\$ 57,571</b>

\*This is based on the City of Issaquah rate of \$168.96 per 2000 square feet of impervious surfaces.

Under the current King County 2014 storm fee rate, these four parcels would be charged only \$686/year. That is because King County uses a different method of calculating the fee, for example, if the parcel has less than 10% impervious surface, it is charged \$171.50 per parcel regardless of the amount of impervious surface on the parcel. The state park parcels are large, and do not exceed 2% impervious surface. For comparison, the two State Park parcels currently within the Issaquah city limits are charged a total of \$6840/year.

### 3. Estimated County revenues lost

According to King County Office of Performance, Strategy and Budget, this area is too small to estimate revenues lost.

### 4. Estimated County expenditure reduction

According to King County Office of Performance, Strategy and Budget, this area is too small to estimate expenditure reduction.

### 5. Estimated fire district revenue lost

There would be no change in the funding of services for EF&R. The City of Issaquah would assume the additional costs for the change in service.

### 6. Estimated fire district expenditure reduction

There would be no change in the funding of services for EF&R. The City of Issaquah would assume the additional costs for the change in service.

## **F. Services**

### 1. Notification

Notification of the proposed annexation, assumption, merger or other action has been provided to the Washington State Parks and Recreation Commission, the King County Boundary Review Board and the King County Office of Performance, Strategy and Budget. See **Exhibit 2:** Notice of Action regarding the proposed annexation.

### 2. Services following annexation

- The annexation area currently receives general governmental service, such as land use review and permitting, from King County. After annexation, these services will be provided by the City of Issaquah.
- The City of Issaquah and Sammamish Plateau Water and Sewer District will continue to provide water and sewer service after annexation.
- Eastside Fire and Rescue currently provides fire service and will continue to do so after annexation.



3. Water Service

No Changes: The City of Issaquah and Sammamish Plateau Water and Sewer District will continue to provide service.

4. Sewer Service

No Changes: The City of Issaquah and Sammamish Plateau Water and Sewer District will continue to provide service.

5. Fire service

a) Direct

Eastside Fire & Rescue (EF&R) is established by an Interlocal Agreement, so service continues to be provided directly and by contract.

b) Closest Fire Station

Fire Station 72 (Maple Street at SR 900) is less than two miles from the main park entrance.

c) Response Time

No change with annexation, this area remains within EF&R Standard of Cover.

d) Staffing

The closest station (listed above) is staffed 24 hours a day by 3 firefighter/EMTs. The Battalion Chief serves as a separate response resource (crew of 1) and is only found at Station 71. Additionally EF&R has volunteer responders as well. There are 9 total staffed stations, and another six "all volunteer" stations in the Eastside Fire & Rescue system. All career firefighters are EMT-Basics (which include the ability for defibrillation of "D-fib"); majority of all volunteer firefighters are also EMTs.

e) Major Equipment

Station 72: one fire engine, and one aid car.

f) Rating

The City of Issaquah's Fire Protection Classification rating is Class Four (4) as assigned by the Washington Survey and Rating Bureau (WSRB).

6. Police Service

No change with annexation, the State will have adequate staffing to continue to provide police service. Additional annual shoreline patrol service will be needed, and is estimated as \$10,000.

Note: Total contracted shoreline patrol service through King County Sheriff's Office is estimated to total \$28,000 after annexation. Issaquah's current budget for shoreline patrol service is \$18,000. Source: **Exhibit 11**: AB 6885 Memorandum of Understanding

**G. General**

1. Annexation service extension agreements

No extension of service is necessary.

2. Topography and natural boundaries of the proposed annexation area

The Lake Sammamish State Park has Lake Sammamish as its northern boundary, and is at the same general elevation consistent with the State Park parcel to the west (sports fields and parking area) and the State Park parcel to the east (Hans Jensen youth group camping area) and south (commercial, retail and office area).

3. Growth projected for the proposed annexation area during the next ten (10) year period  
Since this is State Park property that will continue to be used as a park and recreation facility, there is no residential growth projected.
4. Other municipal or community services relevant to this proposal  
Not applicable.
5. Implementing service delivery to the area  
All city services will be available to this property upon annexation.
6. Evaluation of the present adequacy, cost, or rates of service to the area and future needs and costs  
The proposed annexations area is an island within the City that is inefficient for King County to continue service provision.

The net effects of annexation on the property owner would be positive. The annexation would allow the City to address a number of issues in the park, including the permitting of projects.

Water and sewer service will continue to be provided by the City of Issaquah and Sammamish Plateau Water and Sewer District. Fire service will continue to be provided by Eastside Fire and Rescue. The City is presently committed to serve the annexation area with general government service of land use review and permitting. Other functions and services are being clarified through a Memorandum of Understanding (See **Exhibit 11**: AB 6885 Memorandum of Understanding). Action on this Memorandum of Understanding is expected on September 15, 2014.

### **III. OBJECTIVES**

#### **A. Preservation of Natural Neighborhoods and Communities**

The area has been an unincorporated King County Island since 2003 when the State's Hans Jensen youth group camping area on the east side of East Lake Sammamish Parkway annexed into the City (Ord. 2344, 1/1/03). The annexation area is already served by City Water and Sewer Utility Service and the Sammamish Plateau Water and Sewer District. The topic of annexation to the City presented itself when the City and Washington State Parks and Recreation Commission signed a memorandum of understanding in 2012 (See **Exhibit 9**: Memorandum of Understanding - 2012), formalizing the cooperative relationship and committing staff resources towards improving the park. In July 2013, State Parks and the City staff released a joint "request for concept proposals" to solicit proposals for potential development partnerships with the private sector (See **Exhibit 10**: Request for Concept Proposals).

#### **B. Use of Physical Boundaries, Bodies Of Water, Highways And Land Contours**

The annexation follows appropriate physical boundaries as it would completely eliminate an unincorporated King County island within the City Limits.

#### **C. Creation and Preservation Of Logical Service Areas**

The annexation preserves logical service areas as it would completely eliminate an unincorporated King County island within the City Limits.

#### **D. Preservation of Abnormally Irregular Boundaries**

The annexation follows appropriate physical boundaries as it would completely eliminate an unincorporated King County island within the City Limits.

**E. Discouragement Of Multiple Incorporation Of Small Cities And Encouragement Of Incorporation Of Cities In Excess Of Ten Thousand Population In Heavily Populated Urban Areas**

The annexation completely eliminates an unincorporated King County island within the City Limits.

**F. Dissolution Of Inactive Special Purpose Districts**

The annexation proposal does not dissolve inactive or active special purpose districts.

**G. Adjustment of Impractical Boundaries**

The annexation follows appropriate physical boundaries as it would completely eliminate an unincorporated King County island within the City Limits.

**H. Incorporation as Cities Or Towns Or Annexation To Cities Or Towns Of Unincorporated Areas Which Are Urban In Character**

The annexation follows appropriate physical boundaries as it would completely eliminate an unincorporated King County island within the City Limits.

**I. Protection Of Agricultural And Rural Lands**

Not applicable. The area is not designated agricultural and/or rural land, and the current land use within the area is not agricultural.

Respectfully submitted,



Trish Heinonen, A.I.C.P.  
Planning Manager

**Exhibit List:**

- Exhibit 1** Summary of Activities and Events
- Exhibit 2:** Notice of Action regarding Accepting Washington State Parks and Recreation Commission's Notice of Intent to Petition for Annexation and setting the Annexation Boundaries
- Exhibit 3:** Washington State Parks and Recreation Commission's Petition to Annex (4/9/14)
- Exhibit 4:** Legal Description
- Exhibit 5:** Map of Lake Sammamish State Park Property, Service Boundary and Fire Stations
- Exhibit 6:** Map of Lake Sammamish State Park Property Existing Zoning Designation
- Exhibit 7:** Map of City of Issaquah Potential Annexation Areas
- Exhibit 8:** Index of Assessor Maps (2 copies of rolled assessor maps accompany the BRB submittal)
- Exhibit 9:** Memorandum of Understanding - 2012 - between Washington State Parks and Recreation Commission and City of Issaquah
- Exhibit 10:** Request for Concept Proposals from Washington State Parks and Recreation Commission and City of Issaquah
- Exhibit 11:** Agenda Bill 6885 Memorandum of Understanding



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**EXHIBIT 1:  
SUMMARY OF ACTIVITIES AND EVENTS  
Lake Sammamish State Park Property**

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**Background**

2004	State Parks formed an Advisory Committee to discuss potential improvements to the park. A set of recommendations was provided as an end product to that community outreach.
2011	The Issaquah City Council identified the following Council Goal for Lake Sammamish State Park: <i>Identify specific ways the City can work with other public &amp; private partners to enhance Lake Sammamish State Park, including the potential ownership or annexation of the park.</i>
Spring, 2012	At the 2012 Council retreat, the Council updated their Council Goal for Lake Sammamish State Park: <i>Work with State of Washington and Lake Sammamish State Park to improve and help create an urban state park; encourage public/private partnerships.</i>
Summer, 2012	Washington State Parks and Recreation Commission and City of Issaquah sign a Memorandum of Understanding documenting their intent to partner in good faith to develop an amenable, long-term strategy for the increased public use and stewardship of Lake Sammamish State Park.
July 10, 2013	The City of Issaquah and Washington State Parks announce a Request for Concept Proposals (RFCP) for use of portions of Lake Sammamish State Park for development of additional recreation facilities and amenities by other government agencies, private sector businesses, and non-profit organizations for purposes that advance the park's mission and goals.
March 4, 2014	Washington State Parks and Recreation Commission submits letter to the City of Issaquah requesting that the City declare its intention to annex the State Park and authorize an Annexation Petition to be filed.
April 9, 2014	Washington State Parks and Recreation Commission submits Petition Annex.
September 2, 2014	Issaquah City Council approves a Resolution declaring the City's Intent to Proceed with the Annexation of the Lake Sammamish State Park Property.
September 5, 2014	The City of Issaquah submits a <i>Notice of Intent to Annex</i> application to the Washington State Boundary Review Board of King County.



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**EXHIBIT 2:**  
**NOTICE OF ACTION REGARDING DECLARING CITY'S INTENT TO PROCEED WITH**  
**ANNEXATION AND SETTING THE ANNEXATION BOUNDARIES**  
**LAKE SAMMAMISH STATE PARK PROPERTY**

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P.O. Box 1307  
Issaquah, WA 98027-1307  
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Fax: (425) 837-3009

NOA 14-23  
**NOTICE OF ACTION**  
**ISSAQUAH CITY COUNCIL**

September 3, 2014

TO:

Don Hoch, Director  
Washington State Parks & Recreation  
Commission  
1111 Israel Rd. SW  
P.O. Box 42650  
Olympia, WA 98504-2650

Nikki Fields  
Washington State Parks & Recreation  
Commission  
P.O. Box 42650  
Olympia, WA 98504-2650

Peter Herzog  
Washington State Parks & Recreation  
Commission  
Planning and Research Program  
P.O. Box 42650  
Olympia, WA 98504-2650

Karen Wolf  
King County Office of Strategic Planning

RE: Intent to Proceed with Annexation of Lake Sammamish State  
Park and Setting Annexation Boundaries

AGENDA BILL NO: AB 6802

DATE OF ACTION: September 2, 2014

ACTION TAKEN: The City Council of the City of Issaquah approved Resolution  
no. 2014-16, accepting the Washington State Parks and  
Recreation Commission's notice of intent to petition for  
annexation for the area known as Lake Sammamish State Park,  
providing for the assumption of indebtedness and payment of  
taxes, establishing zoning for the property to be annexed, and  
authorizing the Mayor to submit a Notice of Intent to Annex to  
Washington State Boundary Review Board of King County.

ATTACHMENTS: Resolution No. 2014-16

  
Megan Gregor, City Clerk's Office

cc: Trish Heinonen, DSD  
Boundary Review Board  
File



**RESOLUTION NO. 2014-16**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ISSAQUAH, WASHINGTON, ACCEPTING THE WASHINGTON STATE PARKS AND RECREATION COMMISSION'S NOTICE OF INTENT TO PETITION FOR ANNEXATION FOR THE AREA KNOWN AS THE LAKE SAMMAMISH STATE PARK, PROVIDING FOR THE ASSUMPTION OF INDEBTEDNESS AND PAYMENT OF TAXES, ESTABLISHING ZONING FOR THE PROPERTY TO BE ANNEXED, AND AUTHORIZING THE MAYOR TO SUBMIT A NOTICE OF INTENT TO ANNEX APPLICATION TO THE WASHINGTON STATE BOUNDARY REVIEW BOARD OF KING COUNTY.

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WHEREAS, the City of Issaquah, Washington, received from Washington State Parks and Recreation Commission a notice of intent to petition for annexation, Exhibit A, pursuant to RCW 35A.14.120 for the area generally known as the Lake Sammamish State Park and described and identified in the site map in Exhibit B, attached hereto and incorporated by this reference as if set forth in full; and

WHEREAS, the City Council has decided and advised petitioner that the City will accept the proposed annexation, that the annexing area will be liable for any of the outstanding indebtedness of the City of Issaquah, and that the area depicted on the map attached hereto as Exhibit C and incorporated herein by this reference as if set forth in full, will be designated upon annexation by the City's Zoning Ordinance as the comparable zoning of *Community Facilities – Facilities* and *Community Facilities – Recreation* established in IMC 18.06.090 Community Facilities and identified in Exhibit C; NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF ISSAQUAH, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

Section 1. That the City Council accepts the proposed annexation as generally

described in Exhibit C for purposes of the Washington State Parks and Recreation Commission to submit a petition for annexation pursuant to RCW 35A.14.120.

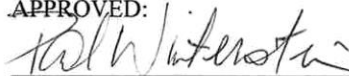
Section 2. All property within the territory hereby sought to be annexed shall assume its proportionate share of the City's indebtedness existing as of the date of annexation and as modified in the future, and shall be assessed and taxed at the same rate and at the same basis as property within the City of Issaquah.

Section 3. The proposed zoning designation for the annexation area, as depicted on the map attached hereto as Exhibit C and incorporated herein by this reference as if set forth in full, shall be expected to be the comparable zoning of *Community Facilities – Facilities* and *Community Facilities – Recreation* in accordance with *IMC 18.06.060 Annexation Classification*.

Section 4. The Mayor is hereby authorized and directed to submit the required Notice of Intent to Annex to the Washington State Boundary Review Board for King County. The Notice of Intent shall be filed as soon as may be practicable (but not longer than 180 days) after the City receives the petition for annexation referenced in Section 1 from the Washington State Parks and Recreation Commission.

PASSED by the City Council of the City of Issaquah the 2nd day of September, 2014.

APPROVED:



PAUL WINTERSTEIN, COUNCIL PRESIDENT

Approved by the Mayor of the City of Issaquah the 2nd day of September, 2014.

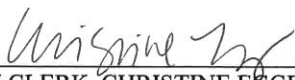


FRED BUTLER, MAYOR

ATTEST/AUTHENTICATED:

BFP1098836.DOC;1\00010.900000\

- 2 -

  
CITY CLERK, CHRISTINE EGGERS

APPROVED AS TO FORM  
OFFICE OF THE CITY ATTORNEY:

By 

RESOLUTION NO. 2014-16 / AB6802

Don Hoch  
Director



STATE OF WASHINGTON  
**WASHINGTON STATE PARKS AND RECREATION COMMISSION**

1111 Israel Road SW • P.O. Box 42650 • Olympia, Washington 98504-2650  
(360) 902-8500 • Washington Telecommunications Relay Service at (800) 833-6388  
[www.parks.wa.gov](http://www.parks.wa.gov)

March 4, 2014

Issaquah Mayor and City Council  
PO Box 1307  
Issaquah, WA 98027

Honorable Mayor and Councilmembers:

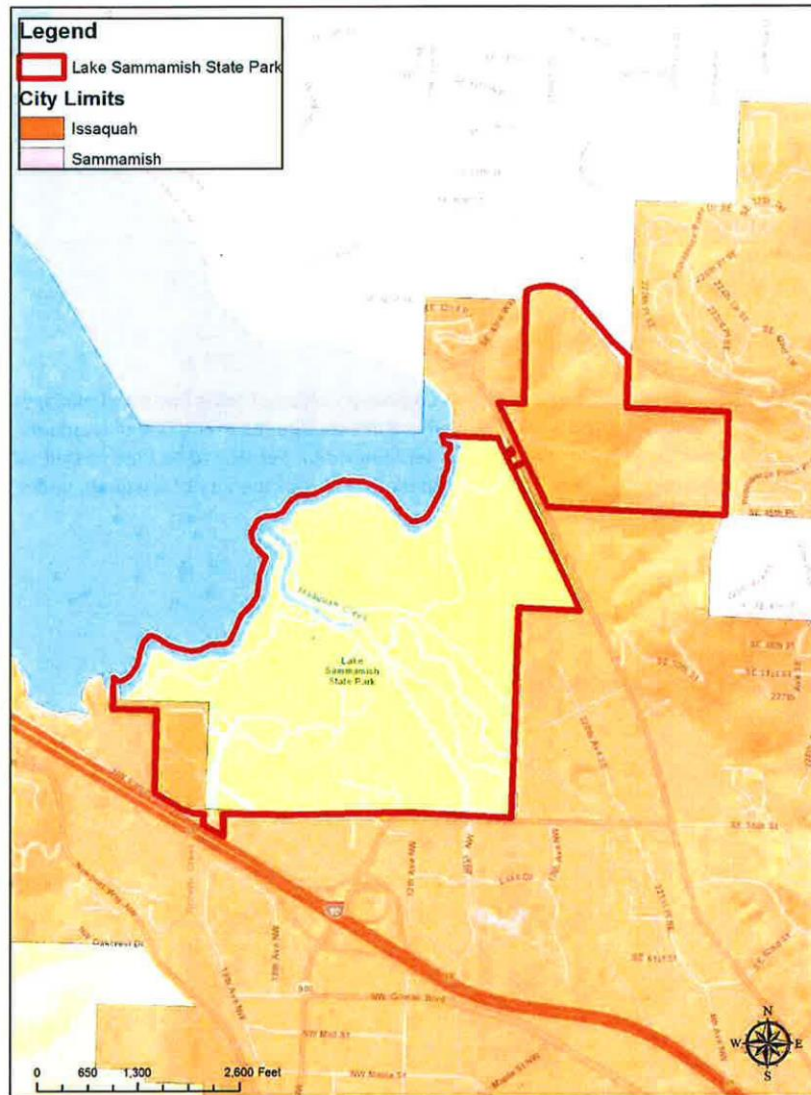
The Washington State Parks and Recreation Commission (State Parks) owns and manages Lake Sammamish State Park, shown in exhibit A, which lies contiguous to the City of Issaquah. State Parks requests that you consider authorizing an Annexation Petition to be filed so that Lake Sammamish State Park can be annexed to and made a part of the City of Issaquah, under the provisions of RCW 35A.14.120-150.

Sincerely,

A handwritten signature in black ink, appearing to read "Don Hoch".

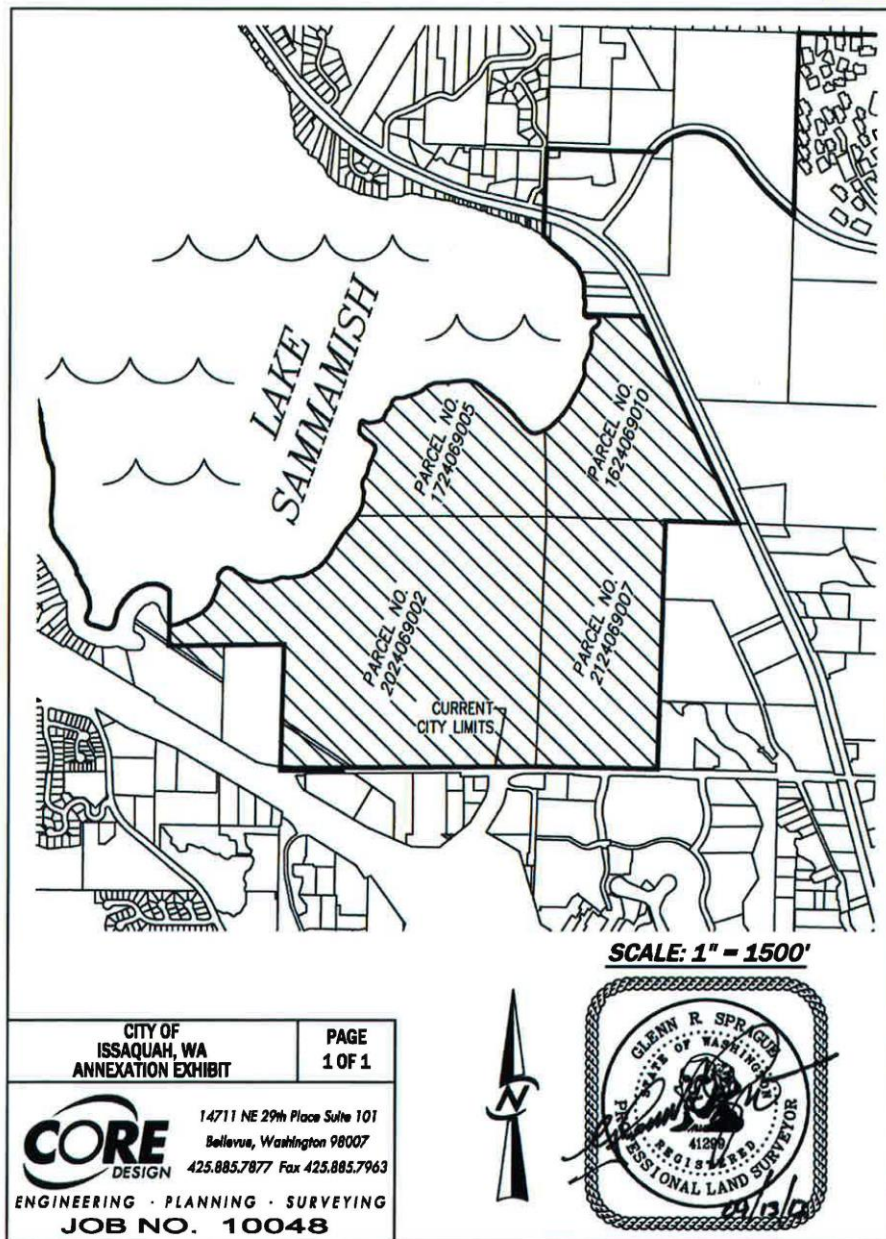
Don Hoch, Director  
Washington State Parks and Recreation Commission

Exhibit A: Lake Sammamish State Park



[2]





LAKE SAMMAMISH STATE PARK  
CORE DESIGN, INC.  
BELLEVUE WA 98007

EXHIBIT B  
Page 2 of 2

Core Project No: 10048  
09/13/2013

**Exhibit "A"**

**Legal Description – City of Issaquah Annexation**

**(Parcel #172406-9005)**

Government Lot 4 in Section 17, Township 24 North, Range 6 East, W.M.;  
TOGETHER WITH second class shorelands adjoining.

**(Parcel #162406-9010)**

That portion of Government Lot 2 in Section 16, Township 24 North, Range 6 East, W.M., lying west of  
the Burlington Northern Railroad right-of-way;  
EXCEPT the north 450 feet thereof;  
TOGETHER WITH second class shorelands adjoining.

**(Parcel #212406-9007)**

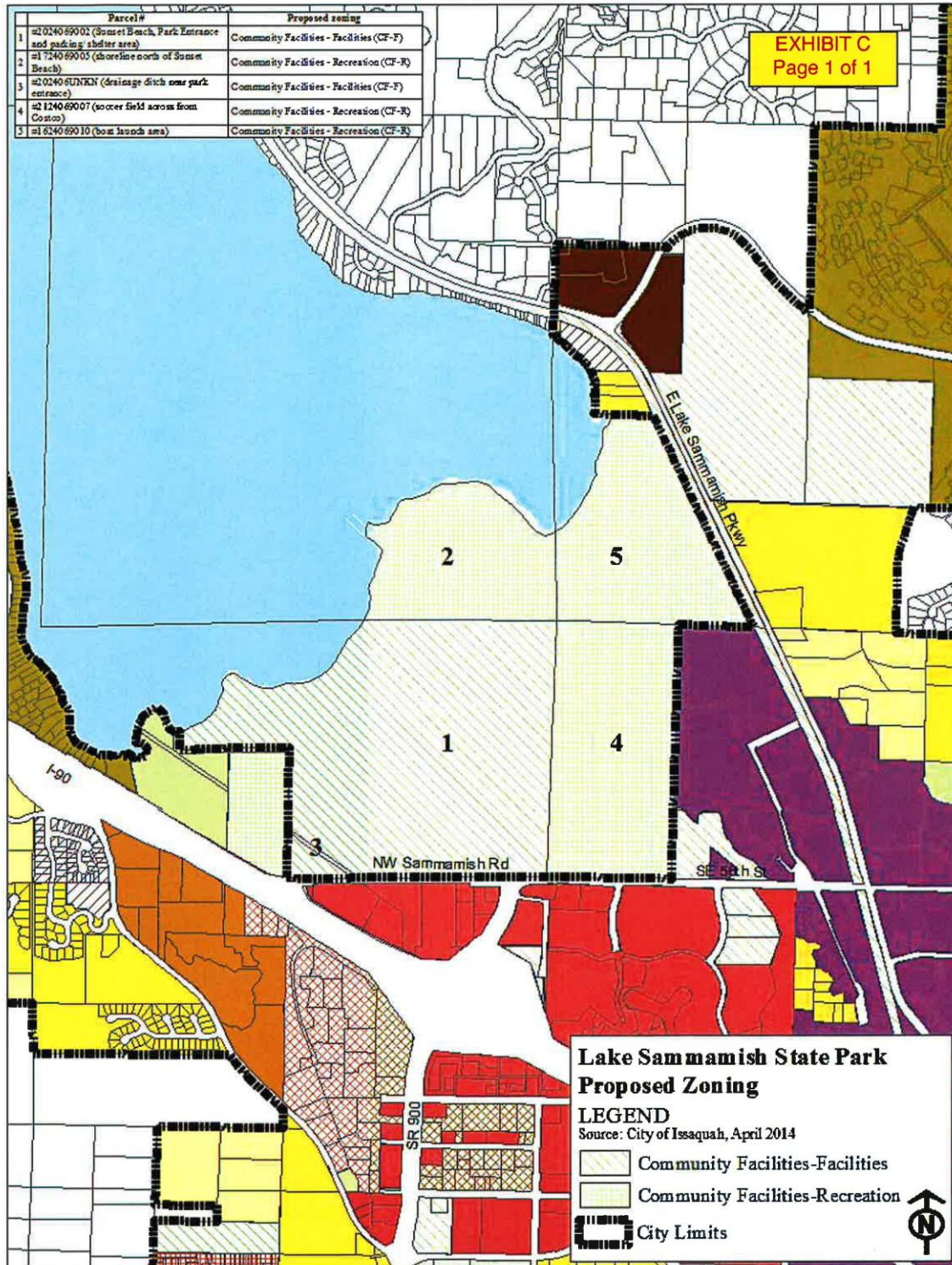
The west half of the northwest quarter of Section 21, Township 24 North, Range 6 East, W.M.;  
EXCEPT county road.

**(Parcel #202406-9002)**

The northeast quarter of Section 20, Township 24 North, Range 6 East, W.M.;  
TOGETHER WITH the east 1,210 feet of Government Lot 3 in said Section 20;  
EXCEPT County Roads;  
AND TOGETHER WITH second class shorelands adjoining.







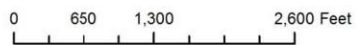
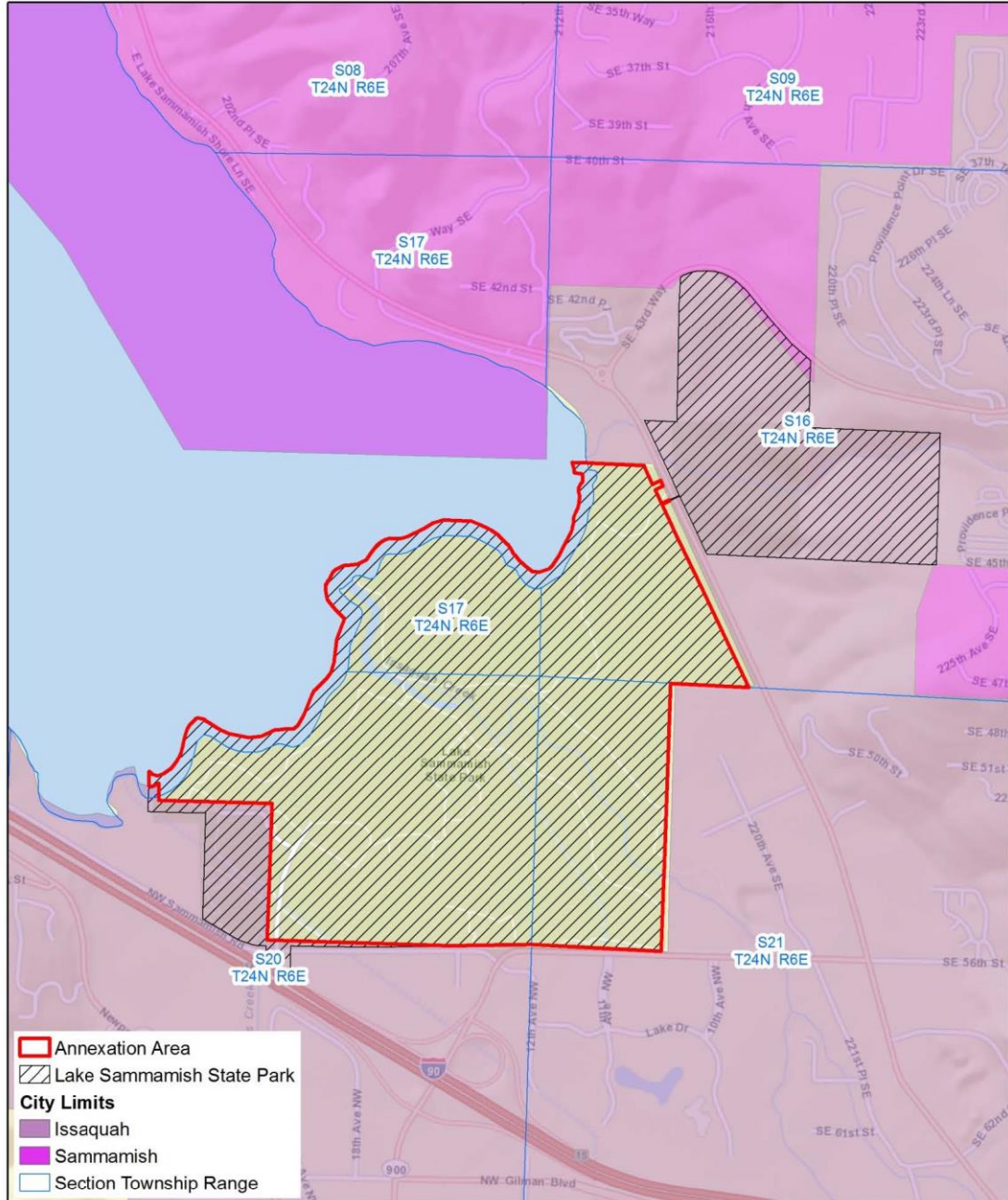


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## Exhibit A



## Exhibit A

### Legal Description:

#### (Parcel #172406-9005)

Government Lot 4 in Section 17, Township 24 North, Range 6 East, W.M.; TOGETHER WITH second class shorelands adjoining.

#### (Parcel #162406-9010)

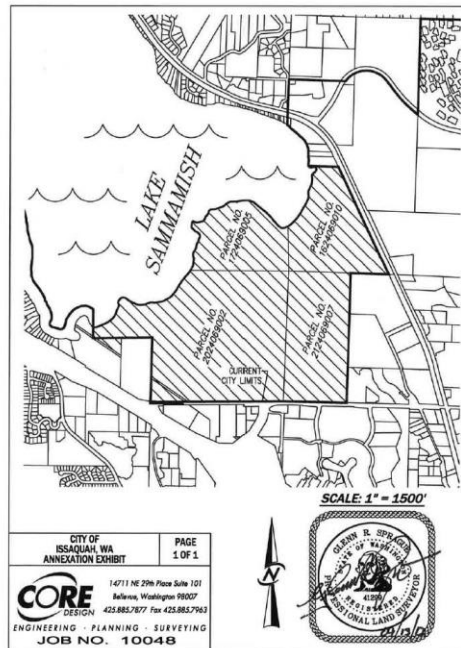
That portion of Government Lot 2 in Section 16, Township 24 North, Range 6 East, W.M., lying west of the Burlington Northern Railroad right-of-way; EXCEPT the north 450 feet thereof; TOGETHER WITH second class shorelands adjoining.

#### (Parcel #212406-9007)

The west half of the northwest quarter of Section 21, Township 24 North, Range 6 East, W.M.; EXCEPT county road.

#### (Parcel #202406-9002)

The northeast quarter of Section 20, Township 24 North, Range 6 East, W.M.; TOGETHER WITH the east 1,210 feet of Government Lot 3 in said Section 20; EXCEPT County Roads; AND TOGETHER WITH second class shorelands adjoining.





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**EXHIBIT 4:  
LEGAL DESCRIPTION  
LAKE SAMMAMISH STATE PARK PROPERTY**

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**LAKE SAMMAMISH STATE PARK  
CORE DESIGN, INC.  
BELLEVUE WA 98007**

Core Project No: 10048  
09/13/2013

**Exhibit "A"**

**Legal Description – City of Issaquah Annexation**

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That portion of Government Lot 2 in Section 16, Township 24 North, Range 6 East, W.M., lying west of  
the Burlington Northern Railroad right-of-way;  
EXCEPT the north 450 feet thereof;  
TOGETHER WITH second class shorelands adjoining.

**(Parcel #212406-9007)**

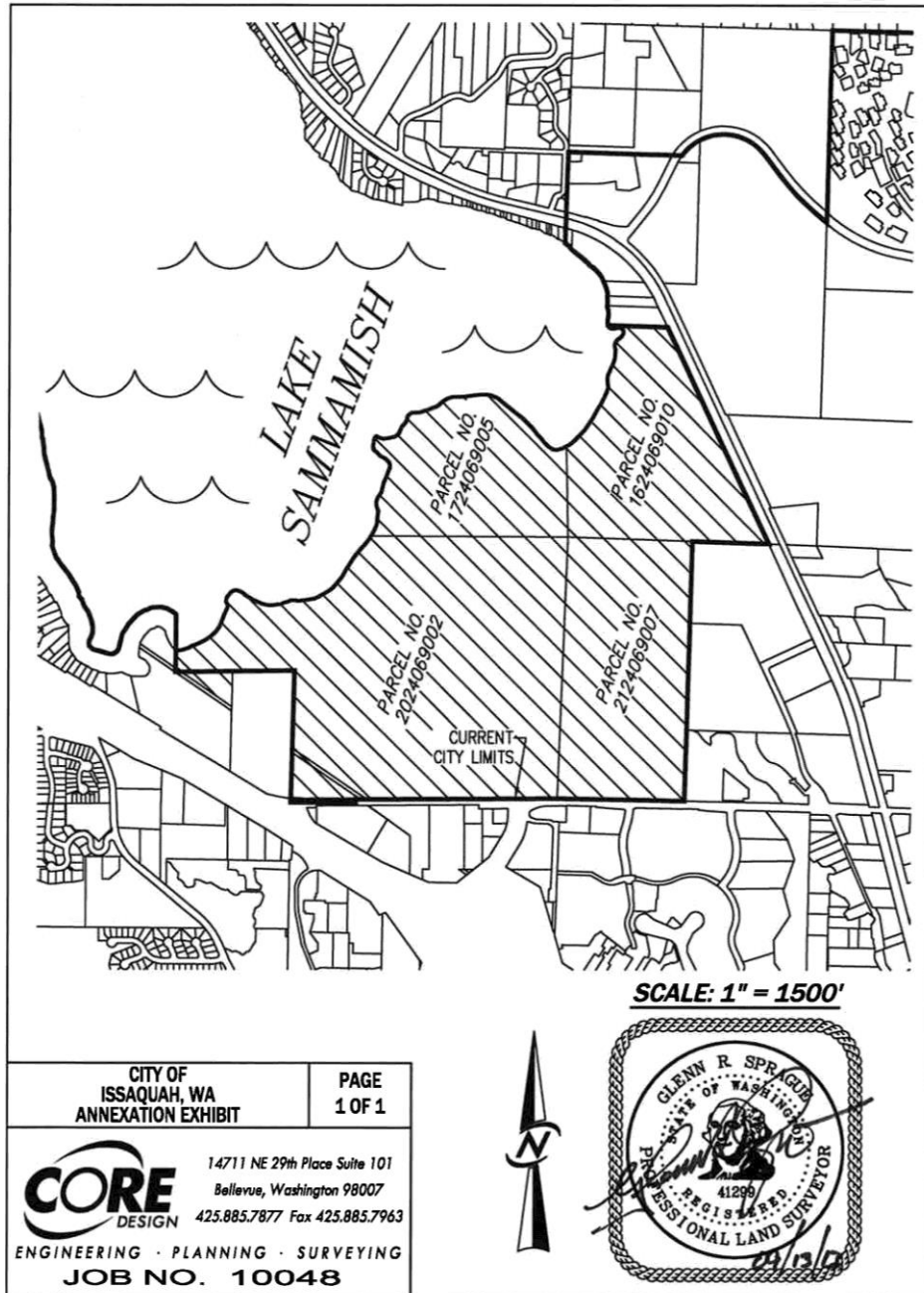
The west half of the northwest quarter of Section 21, Township 24 North, Range 6 East, W.M.;  
EXCEPT county road.

**(Parcel #202406-9002)**

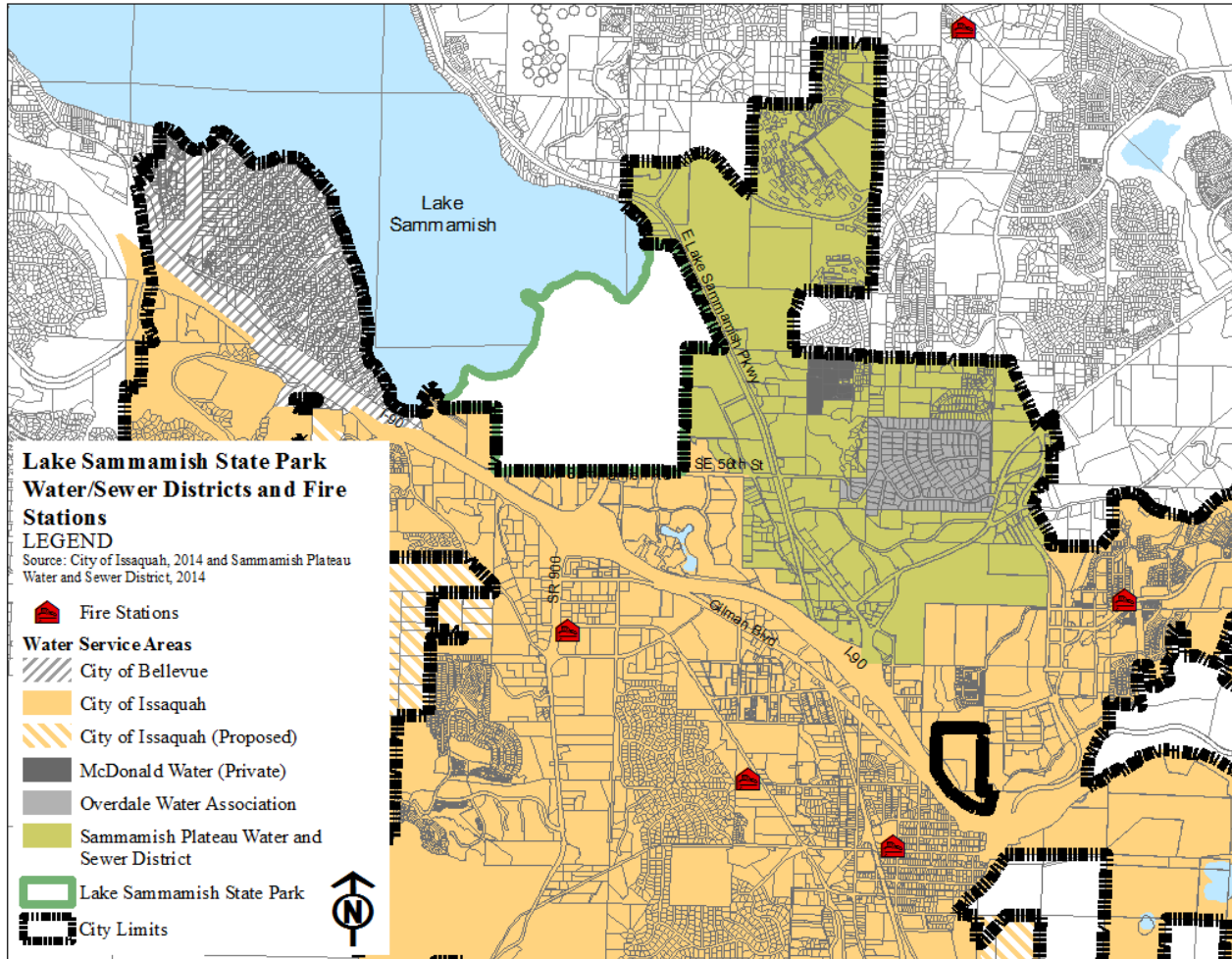
The northeast quarter of Section 20, Township 24 North, Range 6 East, W.M.;  
TOGETHER WITH the east 1,210 feet of Government Lot 3 in said Section 20;  
EXCEPT County Roads;  
AND TOGETHER WITH second class shorelands adjoining.







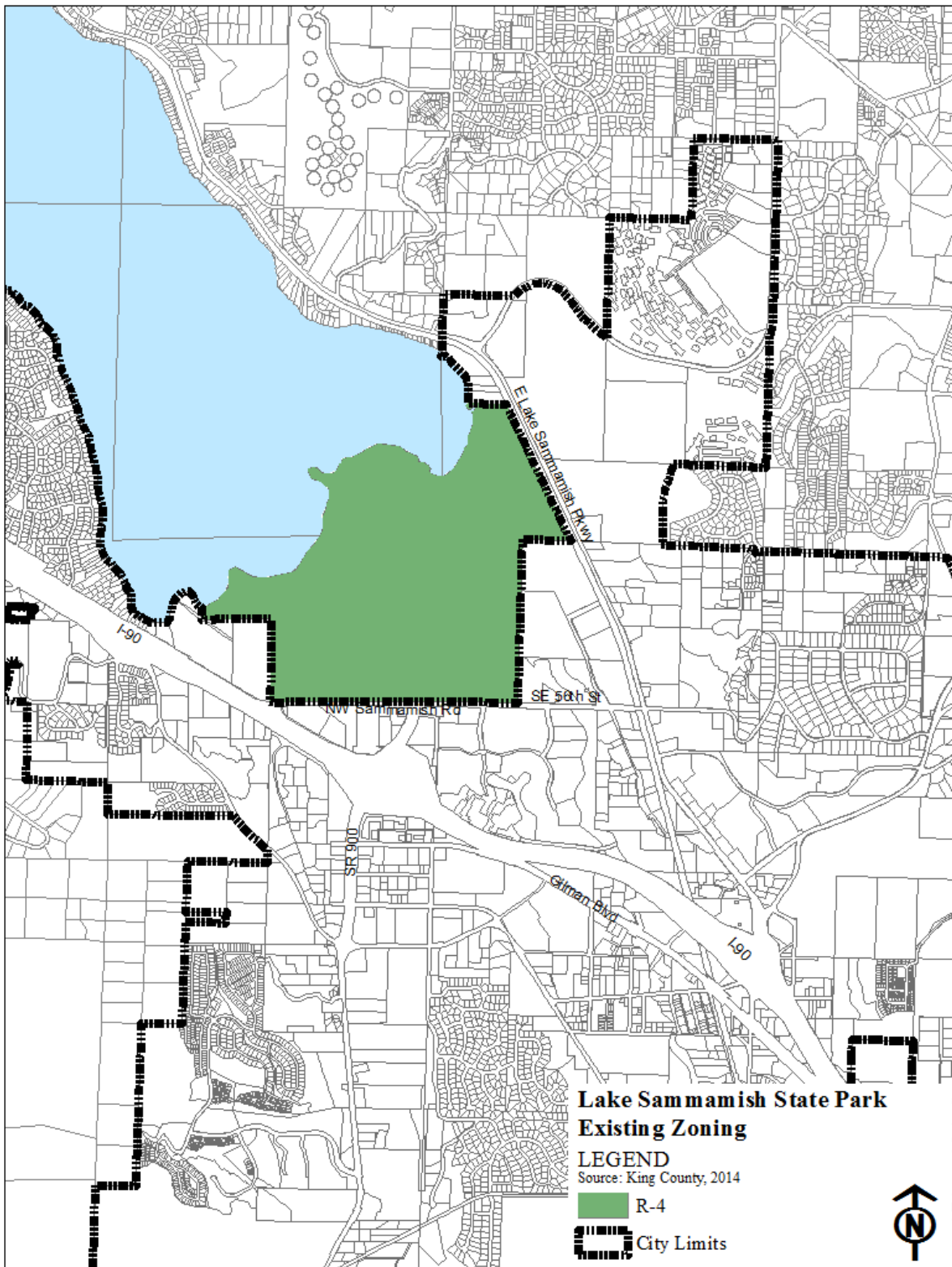
# **EXHIBIT 5: LAKE SAMMAMISH STATE PARK PROPERTY, SERVICE BOUNDARY AND FIRE STATIONS MAP**





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**EXHIBIT 6:  
EXISTING ZONING DESIGNATION MAP  
LAKE SAMMAMISH STATE PARK PROPERTY**



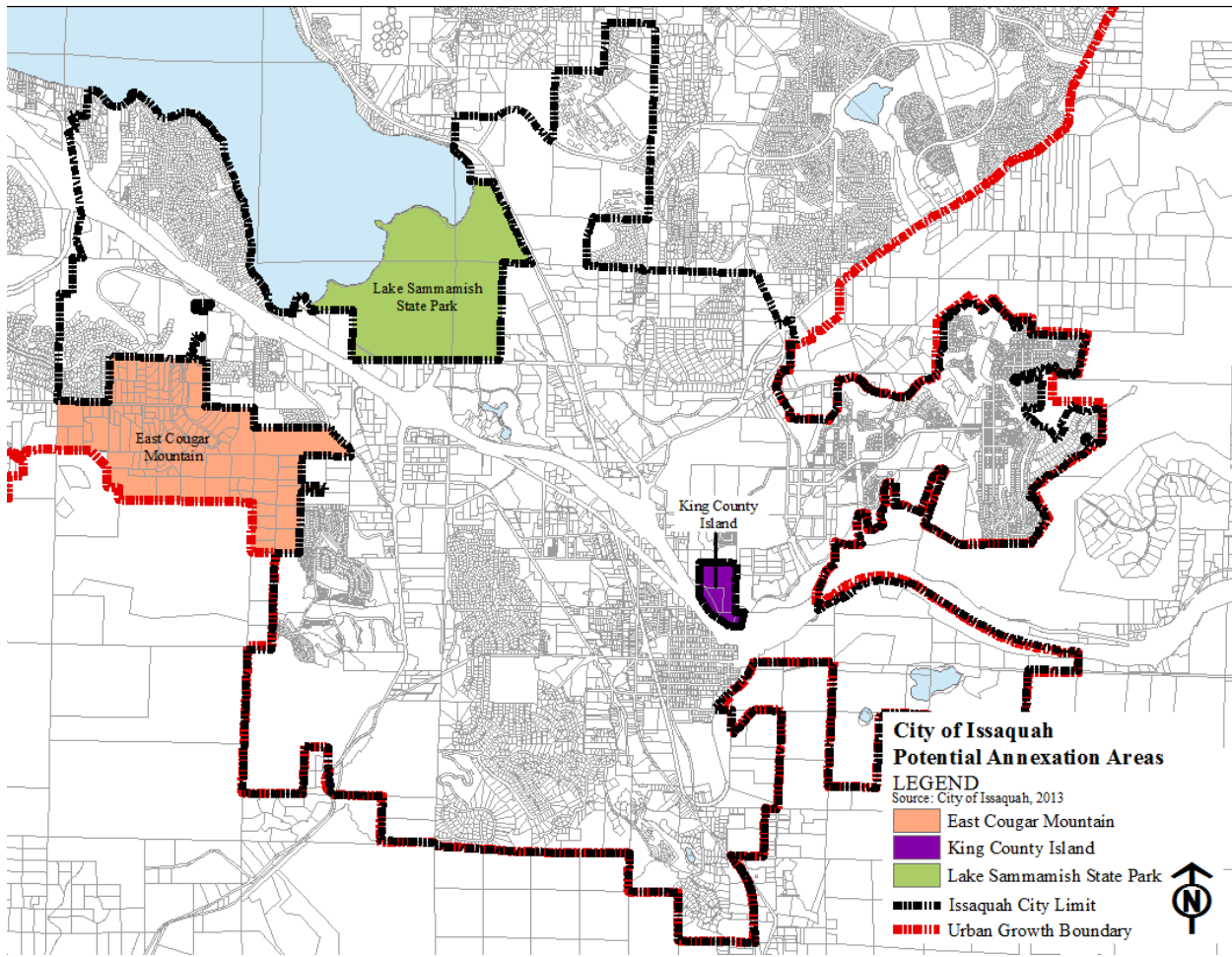


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**EXHIBIT 7:  
CITY OF ISSAQUAH POTENTIAL ANNEXATION AREAS MAP  
LAKE SAMMAMISH STATE PARK PROPERTY**

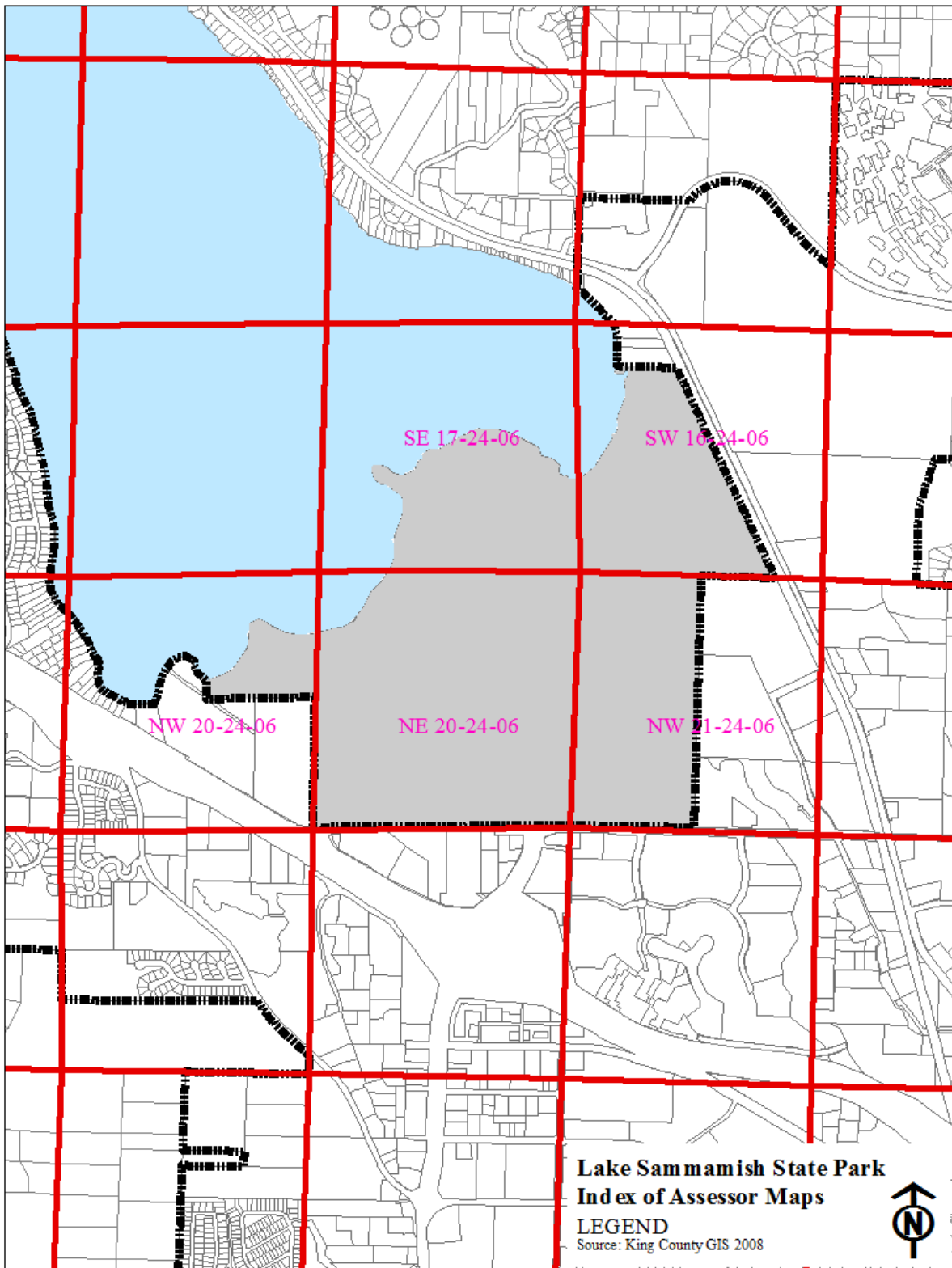
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**EXHIBIT 8:  
INDEX OF ASSESSOR MAPS  
LAKE SAMMAMISH STATE PARK PROPERTY**







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**EXHIBIT 9:**  
**MEMORANDUM OF UNDERSTANDING - 2012**

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MEMORANDUM OF UNDERSTANDING  
BETWEEN  
CITY OF ISSAQUAH  
WASHINGTON STATE PARKS AND RECREATION COMMISSION  
FOR THE IMPROVEMENT OF LAKE SAMMAMISH STATE PARK

Lake Sammamish State Park is currently located outside of the jurisdiction of the City of Issaquah in unincorporated King County. In 2004, State Parks formed an Advisory Committee to discuss potential improvements to the park. A set of recommendations was provided as an end product to that community outreach. Although the State has found funding to provide some improvements to the beach area and construct an interpretive boardwalk, many of the recommendations from the Advisory Committee remain unfunded.

In 2011, the Issaquah City Council identified the following Council Goal for Lake Sammamish State Park:

*Identify specific ways the City can work with other public & private partners to enhance Lake Sammamish State Park, including the potential ownership or annexation of the park.*

At the 2012 Council retreat, the Council updated their Council Goal for Lake Sammamish State Park:

*Work with State of Washington and Lake Sammamish State Park to improve and help create an urban state park; encourage public/private partnerships.*

This Memorandum of Understanding ("MOU"), between the City of Issaquah ("COI") and Washington State Parks and Recreation Commission ("State Parks") documents their intent to partner in good faith to develop an amenable, long-term strategy for the increased public use and stewardship of Lake Sammamish State Park. Together, COI and State Parks are referred to herein as "the Parties."

The Parties have a strong commitment to the community of Issaquah and State of Washington to ensure that recreational opportunities, efficient use of State land, and passive open space are available to area and State-wide residents. Based on this commitment, the Parties resolve to:

1. Explore opportunities to improve community use of the park facilities;
2. Seek out funding opportunities that could augment State funds to achieve desired park improvements; and,
3. Dedicate staff resources to attend meetings, perform outreach and develop recommendations for adoption by the Parties.

This MOU expires at midnight on June 30, 2013, OR at such time that either COI or State Parks, in their Party's sole discretion, deem the proposed concepts to be unachievable; or, determine that sufficient progress toward achieving the goals is not being met for any reason. The Parties may agree in writing to amend or renew this MOU to extend its duration.

The Parties, by and through their undersigned representatives, understand, acknowledge and agree that this MOU creates an agreement to continue to negotiate in good faith; PROVIDED THAT the Parties also understand, acknowledge and agree that this MOU creates no other legal right, obligation or cause of action in the Parties. Nothing in this Memorandum shall create any legal right, obligation or cause of action in any person or entity not a party to it.

Memorandum of Understanding  
Lake Sammamish State Park  
May 2012

IN WITNESS WHEREOF, the Parties have executed this Memorandum of Understanding.

CITY OF ISSAQUAH

WASHINGTON STATE PARKS AND RECREATION  
COMMISSION

  
Ava Frisinger

  
Don Hoch

Mayor  
Title

Director  
Title

Date: 8/7/12

Date: 7-10-2012

ATTEST:   
Christine L. Eggers, City Clerk

## EXHIBIT 10: REQUEST FOR CONCEPT PROPOSALS

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<b>Bid Title:</b>	Lake Sammamish State Park
<b>Category:</b>	Economic Development
<b>Status:</b>	Closed

**Description:**

The City of Issaquah and Washington State Parks announces a Request For Concept Proposals (RFCP) for use of portions of Lake Sammamish State Park for development of additional recreation facilities and amenities by other government agencies, private sector businesses, and non-profit organizations for purposes that advance the park's mission and goals.

[Download the complete RFCP.](#)

**Contact info:**

Candy Baer

Issaquah's Economic Development Department  
425-837-3444

**Publication Date/Time:**

7/10/2013 3:45 PM

**Publication Information:**

Published in the Issaquah Press, July 17, 2013

**Closing Date/Time:**

9/9/2013 4:30 PM

**Related Documents:**

[Lake Samm State Park](#)

[Return To Main Bid Postings Page](#)



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## EXHIBIT 11: AB 6885: MEMORANDUM OF UNDERSTANDING



CITY COUNCIL  
AGENDA BILL  
City Council Regular Meeting - 02 Sep 2014

NEW  
AB 6885 -  
Consent  
Calendar

### Lake Sammamish State Park Memorandum of Understanding w/Washington State Parks Department

**Proposed Council Action:**  
Refer to Council Services & Safety Committee

DEPARTMENT OF	Executive Department, Bob Harrison
COUNCIL COMMITTEE LIAISON	n/a
OTHER COUNCIL MEETINGS	n/a
EXHIBITS	A. Draft MOU

POLICY & BUDGET INFO		Expenditure Required
Comp Plan Policy Nos.	n/a	\$ 28,000
Consistent:	n/a	Amount Budgeted
Other Policies	n/a	\$ 18,000

### SUMMARY STATEMENT

#### Background

The City is considering a request from the Washington State Parks and Recreation Commission to annex the park into Issaquah. (See related agenda bill, AB 6802.)

If annexation occurs, the park would continue to be owned and managed by Washington State Parks, and annexation would establish the City as the park's underlying regulatory and permitting jurisdiction.

In addition, annexation would mean enhanced police service for the park, better coordination of long-range planning and a simpler process for our community to make enhancements to the park, thanks to streamlined permitting.

#### Memorandum of Understanding (MOU)

A MOU has been drafted (Exhibit A) that clarifies:

- law enforcement functions.
- lifeguard services.
- dispatch services.
- development services related to construction improvements.
- planned action environmental impact statement for future development.
- development and issuance of private sector development proposals.

The Council Land & Shore Committee met on August 12, 2014 to review related agenda bill, AB 6802. At that meeting, the Committee heard from State Park Planner, Nikki Fields, who outlined two State Parks Commission adopted plans:

- Area Classification and Management Plan (CAMP) for Lake Sammamish State Park (2004)
- Lake Sammamish State Park Redevelopment and Restoration Concept Plan (2007)

The Committee recognized that the adopted state plans guide appropriate development and asked that the plans



be referenced in the MOU. A placeholder has been added to the exhibit, however, it has yet to be reviewed/accepted by the State.

**Shoreline Patrol Costs**

The City's anticipates additional shoreline patrol would cost \$10,000. If the annexation goes through, our contracted shoreline patrol through King County Sheriff's Office would total \$28,000. The current budget for 2014 is \$18,000.

**Consistency With Comprehensive Plan:**

n/a

**Administration's Recommendation:**

Approve the Lake Sammamish State Park Interlocal Agreement with w/Washington State Parks Department.

**Update:**

n/a

**Alternative(s):**

Approve without referral to committee.

**RECOMMENDATION**

*Administration/Executive Department:*

MOVE TO:

Refer to the September 4, 2014 Council Services & Safety Committee for review and recommendation, returning to the full Council on September 15, 2014.

Lake Sammamish State Park

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding is made this date between the City of Issaquah, Washington (hereafter referred to as "Issaquah") and the Washington State Parks Department (hereafter referred to as "State").

WHEREAS, Lake Sammamish State Park (State Park) is located in unincorporated King County, surrounded by Issaquah; and

WHEREAS, using a variety of community involvement and outreach, the Washington State Parks Commission adopted plans are recognized as helping to guide the future of the State Park.

- Area Classification and Management Plan (CAMP) for Lake Sammamish State Park (2004)
- Lake Sammamish State Park Redevelopment and Restoration Concept Plan (2007); and

WHEREAS, the parties intend to jointly cooperate regarding park operations; and

WHEREAS, the State is considering annexing the Lake Sammamish State Park into Issaquah,

NOW THEREFORE, in consideration of mutual benefits, the parties agree as follows:

1. Currently the State provides law enforcement functions at the State Park with primary law enforcement responsibility residing with King County. If the State Park is annexed, Issaquah will be responsible for providing police services. The State and Issaquah agrees not to reduce the level of enforcement effort without first having a discussion with Issaquah about how safety services would be affected by such deductions and how the State will address policing services at the State Park within its financial ability.
2. Currently the State does not provide lifeguard services at the State Park. Issaquah will provide lifeguard services pursuant to an agreement which provides adequate consideration to Issaquah. The Mayor and Director of the State Parks and Recreation Commission are authorized to enter into any such agreement if it is in the best interest of the parties.
3. Dispatch services to the State Park shall be provided by the Washington State Patrol. However, if the State desires that such dispatch services be provided by Issaquah, it may be provided pursuant to an agreement between the parties which provides adequate consideration to Issaquah, including indemnification.
4. Upon annexation of the State Park, Issaquah will provide the State with efficient and timely development services related to construction improvements in the State Park.

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Comment [A1]: Requested by Council Land & Shore -- as of 8/27/14 yet to be submitted to State for review.

Comment [A2]: Requested by Police Chief -- as of 8/27/14 yet to be submitted to State for review.

5. At the State's request, Issaquah will develop a planned action environmental impact statement for future development at the State Park. The parties anticipate they will enter into a development agreement covering planned future improvements after annexation of the State Park. The development agreement will recover the costs of the planned action EIS.
6. The State and Issaquah will work cooperatively in the development and issuance of private sector development proposals at the State Park.
7. This Agreement is for the benefit of the parties hereto and shall not be construed to benefit any third parties.

This Memorandum of Understanding is not intended to be a binding agreement enforceable in a court of law. The purpose of the document is to better define the relationship of the parties as to the annexation process.

CITY OF ISSAQUAH, MAYOR

DATED: \_\_\_\_\_

WASHINGTON STATE PARKS AND  
RECREATION COMMISSION,  
DIRECTOR

DATED: \_\_\_\_\_

{WDT1186948.DOCX:1/00010500000/}